



TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

Ad Hoc Design Review Board Minutes

Wednesday, August 9, 2006
7:00 PM – Conference Room B
Ellington Town

Members Present: Anthony Gallicchio, Bob Dawson and Ken LaForge

Other Present: Peter Williams, Bill Mandell, Len Jacobs, Rick & Daryl DeCarli, Brent Moser, Thomas Manning, John Kuciel and Mark Covanaugh

I. Call to Order: Ken LaForge called the meeting to order at 7:09.

II. Citizens Form / Public Comments: None

III Old Business

1. Approval of meeting minutes of July 6, 2006

Moved (LaForge) Seconded (Gallicchio) to approve meeting minutes of July 6, 2006 and passed unanimously.

2. Zoning Regulations suggestions- tabled to next meeting

IV New Business

Design Reviews:

1) Design Review –189 Sadds Mill Road: Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

2) Design review - Lower Butcher Road: Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

3) Design Review - 194 Windsorville Road Addendum - Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

4) Design Review -135 West Road - McDonalds Restaurant: Peter Williams made notes of the review and will prepare, in writing, the Boards recommendations for the Planning and Zoning Commission. (Enclosed)

5) Design Review -135 West Road Building - Not reviewed due to application being obsolete.

Bob Dawson and the rest of board expressed that Nancy Way will be greatly missed. Her input on reviews was always consistent with keeping the Town of Ellington from losing its farming heritage. The board will always keep her vision of Ellington in mind when doing upcoming design reviews.

Moved (Gallicchio) Seconded (Dawson) and passed unanimously to adjourn the meeting at 9:33 PM of the Ad Hoc Design Review Board.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Peter Williams', written over a horizontal line.

Peter Williams

MEMORANDUM

DATE: August 14, 2006

TO: Town of Ellington Planning & Zoning Commission

FROM: Ad Hoc Design Review Board

CC: Applicant
Michael Stupinski, First Selectman
Rob Phillips, Town Planner

SUBJECT: Plan Review #Z200638/Rick & Daryl DeCarli Barns & Riding Arena

The Ad Hoc Design Review Board did a review of the plans for the above referenced application on 8/9/06 with the following recommendation.

Overall Site Design:

The overall site design, as represented, appears to be compatible to the surrounding area.

The Design Review Board recommends this application's design be approved with the following conditions.

- Elevations showing building size and height be submitted for the Planning & Zoning Commission review.
- Site Lighting be submitted for the Planning & Zoning Commission review.
- Floor plans be submitted for the Planning & Zoning Commission review.

MEMORANDUM

DATE: August 14, 2006

TO: Town of Ellington Planning & Zoning Commission

FROM: Ad Hoc Design Review Board

CC: Applicant
Michael Stupinski, First Selectman
Rob Phillips, Town Planner

SUBJECT: Plan Review #Z200639/Brent Moser Site plan for 2 phase project

The Design Review Board recommends this application's design be approved with the following conditions:

- Phase 1, Farm Building Reconstruction - The overall site design, as represented, appears to be compatible to the surrounding area, thus Phase 1's design is recommended for approval.
- Phase 2, New Commercial Building - The overall site design, as represented, appears to be compatible to the surrounding area; however the plans do not show sufficient details for a design review. Phase 2 should be disapproved or continuance until additional information is submitted.

MEMORANDUM

DATE: August 14, 2006

TO: Town of Ellington Planning & Zoning Commission

FROM: Ad Hoc Design Review Board

CC: Applicant
Michael Stupinski, First Selectman
Rob Phillips, town Planner

SUBJECT: Plan Review Z200634 194 Windsorville Road – Convenience Store Addendum
1- Dated 7/31/06

The Ad Hoc Design Review Board did a review of the plans for 194 Windsorville Road – Convenience Store on 7/18/06 with the following recommendation.

The Design Review Board recommends this application be continued or disapproved due to the following:

- No elevations of proposed building were included in application

At the August 9, 2006 meeting a follow up review was done on the addendum plans with the following recommendations for consideration by the Planning & Zoning Commission

The Design Review Board recommends this application's design be approved with the following conditions:

- Dormers or cupola be added to the roof for a more country looking building is submitted for the Commissions review.
- Dumpster Screening details are submitted for the Commissions review.
- The colors of the existing canopy are coordinated with the new building colors and submitted for the Commissions review.

MEMORANDUM

DATE: August 14, 2006

TO: Town of Ellington Planning & Zoning Commission

FROM: Ad Hoc Design Review Board

CC: Applicant
Michael Stupinski, First Selectman
Rob Phillips, Town Planner

SUBJECT: Plan Review – #Z200636 - 135 West Road – McDonald's Restaurant

On, Aug 9, 2006 the Ad Hoc Design Review Board did a follow up review of the proposed plans for 135 West Road – McDonald's Restaurant.

The plans and elevations as presented showed a colonial looking building with colors and details that was felt to be compatible with the surrounding area.

The Design Review Board recommends the application be continued until a formal submission is submitted showing the building (with DBR suggestions) that was reviewed on Aug 9, 2006. It also recommends that the Planning & Zoning Commission not approve the new design until they have an opportunity to confirm the revisions to the site and building.